



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

## PROJECT NUMBER

PM069961

## HEARING DATE

TBD

## REQUESTED ENTITLEMENTS

Vesting Tentative ParcelMap No. 069961  
Environmental Assessment No. T200700165

# SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Mike Fletcher and Keith Marsolek (Brandon Hahn – Hahn Associates, Inc.)	04/01/15	04/30/15	05/07/15

## PROJECT OVERVIEW

*Four single family residential lots on 80 acres of land with an existing mobile home and barn to remain.*  
Subdivision: To create 4 single-family lots.

## MAP STAGE

Tentative: ☒ Revised: ☐ Amendment: ☐ Amended : ☐ Modification to : ☐ Other: ☐  
Exhibit "A" Recorded Map

## MAP STATUS

Initial: ☐ 1<sup>st</sup> Revision: ☐ 2<sup>nd</sup> Revision: ☐ 4<sup>th</sup> Revision (requires a fee): ☒

## ACCESS

### LOCATION

31050 Burlwood Drive, Castaic

Burlwood Drive

## ASSESSORS PARCEL NUMBER(S)

3247026015

## SITE AREA

80.6 gross acres

## GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan (OVOV)

## ZONED DISTRICT CASTAIC CANYON

## SUP DISTRICT 5<sup>th</sup>

## LAND USE DESIGNATION

HM -77.5 acres  
N1(0.5 du/ac) - 3.1 acres

## ZONE

A-2-2 (LIGHT  
AGRICULTURAL 2 ACRES  
MINIMUM REQUIRED  
AREA)

## CSD

CASTAIC AREA

## PROPOSED UNITS (DU)

4 Dwelling units  
N1 – 1 du  
HM – 3 du

## MAX DENSITY/UNITS (DU)

N1 – 1 du max  
HM - TBD

## GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)  
TBD

## ENVIRONMENTAL DETERMINATION (CEQA)

Pending

## SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>

Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☒

Reschedule for Subdivision Committee Reports Only: ☐

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## PREVIOUS CASES

N/A

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## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Map revisions for open space and updated technical reports are required. Please read below for further details.

Environmental Determination:

Cleared ☐ Hold ☒

1. Contact Dr. Shirley Imsand for more information on the pending environmental determination at (213)974-4463.
2. Updated geotechnical and hydrology reports are needed to complete our design review and environmental analysis.
3. A grading quantity estimate is required for the environmental analysis.

Land Use Policy:

Cleared ☐ Hold ☒

4. The current proposal for 4 single-family lots must be shown to be consistent with the overall maximum density allowed on the project site under the previous Plan land use designations. Provide a slope density map. A slope density map will also help with the design review and environmental analysis.

Zoning Code Compliance:

Cleared ☐ Hold ☒

5. The water tank to remain must be proposed to be screened with locally indigenous vegetation.
6. Clarify whether or not a shared water well is proposed, or if the well is to be abandoned for the public water source.

Proposed Plans/Zoning

Please request in writing review under the previous Santa Clarita Valley Area Plan.

Tentative Map:

Cleared ☐ Hold ☒

7. Be prepared to consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/location of fuel modification buffer when recommending redesign of the development.
8. Format the map number to include the leading "0".
9. Note the source of water supply on the tentative map.
10. Note the proposed method of sewage disposal on the tentative map.
11. Note the proposed use of the property, including the number of dwelling units contained in the detached single-family residence category. Also in the lot table, the gross and net areas should be listed.
12. There is vegetation evidenced in the aerial photos. Show approximate location of each area covered by trees.

Exhibit Map/Exhibit "A":

Cleared ☐ Hold ☒

13. Be prepared to consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/fuel modification buffer when recommending redesign of the development.
14. Consider keeping open space separate.
15. Approximate the grading quantities for the initial study.
16. Note the approximate sizes of the pad areas.

Community Standards District:

Cleared ☐ Hold ☒

17. Screening with locally indigenous vegetation is required for the water tank.

Administrative/Other:

Cleared ☐ Hold ☒

18. Building permits for all existing structures are required.

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### RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.